

For Lease

10,850 SF Office Warehouse

71 WAREHOUSE

5200 Electric Avenue, Suite 400, Spicewood TX 78669



- Full Office and Restroom
- Conveniently located on Hwy 71 near Lake Travis Middle School
- Featuring standing-seam metal

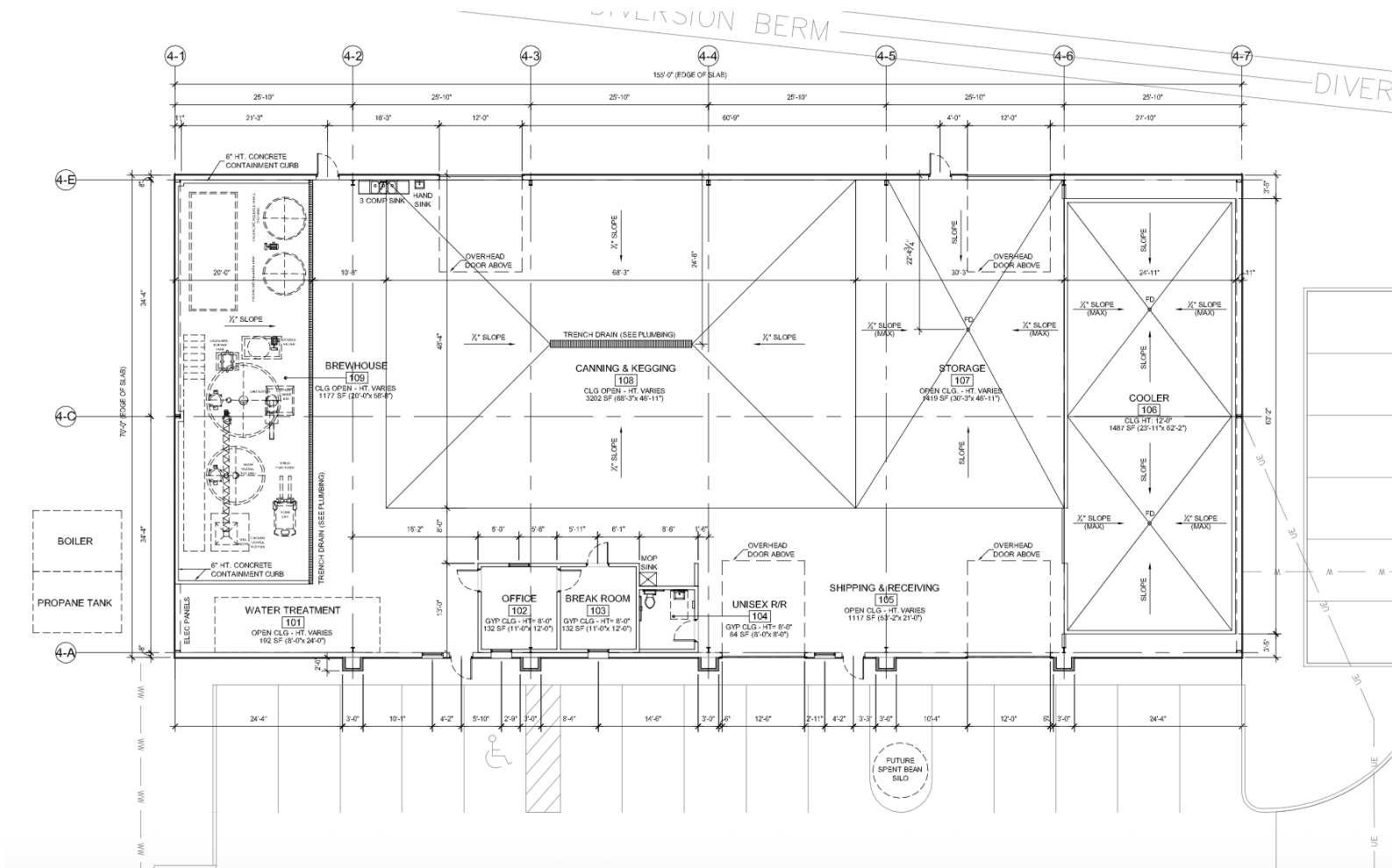
- Bay Depths 70'
- Eave Heights 16'
- 3-Phase Power
- 10,850 SF

\$15.00/SF/YR plus NNN

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**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

Suite 400 10,850 SF



This space was engineered and built as a beverage/brewery facility. The slab slopes to floor drains in the production/brewery area and the canning/kegging area. Extensive electric for production equipment. Glycol header that is built for expansion. Climate-controlled office, break area and bathroom built out. 1,400 sf walk in cooler. Full list of brewery/production equipment available for purchase or owner finance.

This could be a turn-key, move-in ready, facility for beverage production and packaging.